

TO LET

Industrial / Warehouse Unit

5,971 Sq. Ft. (554.71 Sq. M.)

UNIT 6, EASTGATE BUSINESS PARK

Argall Way, Leyton, London, E10 7PG



- 6.5 Metre Minimum Eaves Height
- 2 Electric Roller Shutter Loading Doors
- 3 Phase Power

- Ancillary First Floor Offices
- Excellent Road Links
- Gated Estate

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PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property forms part of the Eastgate Business Park accessed directly off Argall Way and close to its junction with Lea Bridge Road and Lea Bridge railway station. The property has good access to the A12 (approximately 1.5 miles) which in turn provides links to the A406 North Circular and M11 motorway.

DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit of modern steel frame construction externally clad in profile steel cladding. The unit provides predominantly clear height single storey warehouse accommodation with ancillary first floor office space. The unit benefits from kitchen, W/C and shower facilities. The warehouse is accessed via a personnel door or two electrically operated roller shutter loading doors at either end of the unit. Parking and loading is provided to the front of the unit in addition to further parking at the rear. There is an additional light weight mezzanine within the warehouse which can either remain or be removed as required.

ACCOMMODATION

Ground Floor	4,644 Sq. Ft. (431.46 Sq. M.)
First Floor Office	1,327 Sq. Ft. (123.28 Sq. M.)
Total	5,971 Sq. Ft. (554.74 Sq. M.)
Additional Mezzanine	856 Sq. Ft. (79.56 Sq. M.)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

EPC

The property has a rating of a D.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further details available upon request.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

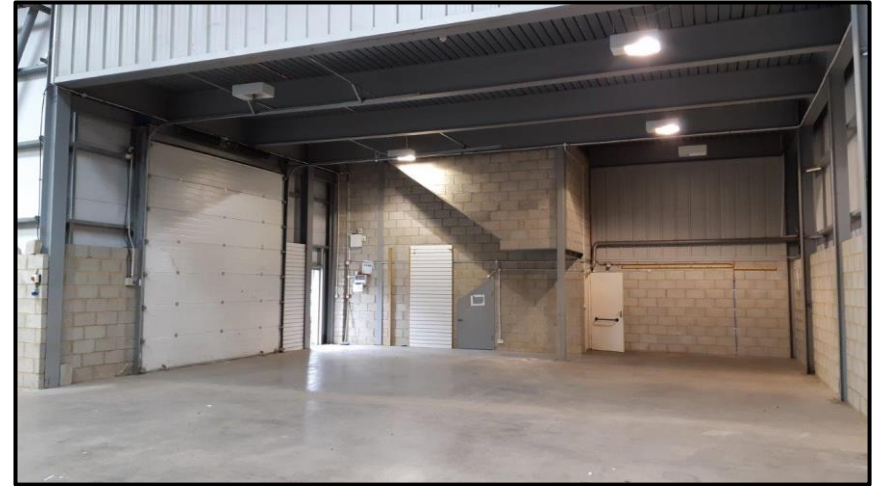
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